155.0	0003	0007.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	995,100 / 995,100
					USE VALUE:	995,100 / 995,100
					ASSESSED:	995,100 / 995,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
293		RENFREW ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MEEKS JESSE FITZGERALD
Owner 2:	LEE ANNIE YUNAE
Owner 3:	
Street 1:	293 RENFREW ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SWAROOP PREM & -
Owner 2:	KRISHNA PRASHANTHI SYLADA -
Street 1:	293 RENFREW ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1937, having primarily Clapboard Exterior and 2242 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5000.000	596,100		399,000	995,100
Total Card	0.115	596,100		399,000	995,100
Total Parcel	0.115	596,100		399,000	995,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 443.84 | /Parcel: 443.8

Legal Description

User Acct 103088

GIS Ref

GIS Ref

Insp Date 08/20/20

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 155.0-0003-0007.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	540,100	0	5,000.	399,000	939,100	939,100	Year End Roll	12/18/2019
2019	101	FV	413,700	0	5,000.	399,000	812,700	812,700	Year End Roll	1/3/2019
2018	101	FV	413,700	0	5,000.	336,300	750,000	750,000	Year End Roll	12/20/2017
2017	101	FV	399,500	0	5,000.	307,800	707,300	707,300	Year End Roll	1/3/2017
2016	101	FV	186,700	0	5,000.	262,200	448,900	448,900	Year End	1/4/2016
2015	101	FV	174,900	0	5,000.	228,000	402,900	402,900	Year End Roll	12/11/2014
2014	101	FV	174,900	0	5,000.	210,900	385,800	385,800	Year End Roll	12/16/2013
2013	101	FV	174,900	0	5,000.	200,600	375,500	375,500		12/13/2012

!12149!

PRINT

Date	Time
12/11/20	02:15:36

LAST REV

Date	Time
11/19/20	10:49:44

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12149

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SWAROOP PREM &,	75665-394	1	9/21/2020		1,150,000	No	No		
MCELHENEY TODD	66651-262		1/8/2016		842,000	No	No		
DORIS WILLIAM F	65493-383		6/5/2015	Change>Sale	485,000	No	No		
DORIS WILLIAM F	59283-25		6/13/2012	Convenience	1	No	No		William Doris d.o.d. 2/7/2015 bk 65493 pg 379
	11141-21		6/16/1966			No	No		Veronica Doris dod 11/24/2011

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/5/2015	1087	Heat App	10,000		8/5/2015			Isntall 1 warm air
7/1/2015	826	Addition	155,000		7/1/2015			Add 2nd flr and re

ACTIVITY INFORMATION

Date	Result	By	Name
11/19/2020	SQ Mailed	MM	Mary M
8/20/2020	Measured	DGM	D Mann
10/25/2015	Meas/Inspect	PT	Paul T
10/14/2008	Meas/Inspect	163	PATRIOT
1/29/2000	Inspected	263	PATRIOT
11/30/1999	Mailer Sent		
11/23/1999	Measured	270	PATRIOT
7/17/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	103088
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	70.	1.14	7									399,000						399,000	

Total AC/HA: 0.11478 | Total SF/SM: 5000 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 399,000 | Spl Credit | Total: 399,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1937	Eff Yr Blt:	2015
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	0.4	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	0.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.11833179
Const Adj.:	1.04989493
Adj $ / SQ:	146.766
Other Features:	118287
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	598537
Depreciation:	2394
Depreciated Total:	596143

COMMENTS

HST FAIR.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 4			Baths: 3			HB			

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

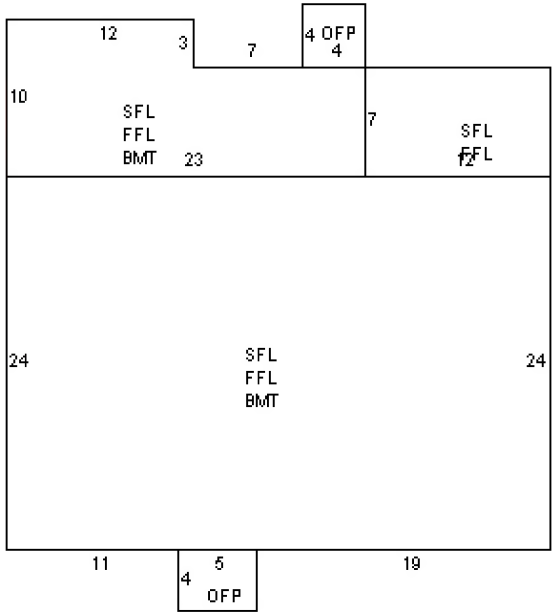
No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	177.59
Special Features:	0	Val/Su Net:	179.82
Final Total:	596100	Val/Su SzAd	265.88

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,121	146.770	164,525
SFL	Second Floor	1,121	146.770	164,525
BMT	Basement	1,037	44.030	45,659
OFP	Open Porch	36	46.200	1,663

Net Sketched Area:	3,315			Total:	376,372
Size Ad	2242	Gross Are	3315	FinArea	2242

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

155.0-0003-0007.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	